



81 Alexandra Road

Blackpool, FY1 6HW

- **NEW TO MARKET 2 BED FIRST FLOOR FLAT**
- **ELECTRIC HEATING / DOUBLE GLAZED**
- **MODERN KITCHEN AND BATHROOM**
- **MOVE IN COSTS £1184.00**

£550 pcm

EPC Rating '61'





Property Description

NEW TO MARKET A NEW FULLY REFURBISHED FIRST FLOOR 2 BEDROOM FLAT PROPERTY COMPRISSES OF COMMUNAL ENTRANCE HALLWAY LEADING INTO LOUNGE, WITH UPVC WINDOW, 2 BEDROOMS WITH LARGE KITCHEN WITH NEW WALL AND BASE UNITS, ELECTRIC OVEN AND HOB, EXTRACTOR FAN, PLUMBED FOR WASHING MACHINE SHOWER ROOM WITH SEPARATE WC, WASH HAND BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER. ELECTRIC HEATING, DOUBLE GLAZED, CLOSE TO PROMENADE AND LOCAL SHOPS

**** REPOSIT OPTION AVAILABLE ****
**** PROFESSIONAL GUARANTOR AVAILABLE ****

LOUNGE

13' 49" x 13' 78" (5.21m x 5.94m) LOUNGE WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW





KITCHEN/DINER

11' 96" x 9' 10" (5.79m x 3m) NEWLY FITTED KITCHEN WITH MODERN RANGE OF WALL AND BASE UNITS, ELECTRIC HOB, ELECTRIC OVEN. PLUMBED FOR WASHING MACHINE, AREA FOR DINING

BEDROOM

8' 96" x 6' 62" (4.88m x 3.4m) BEDROOM WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW

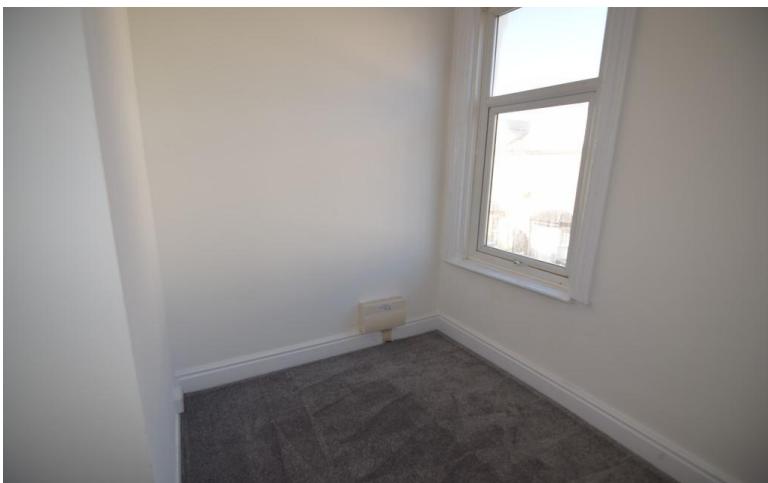
BEDROOM

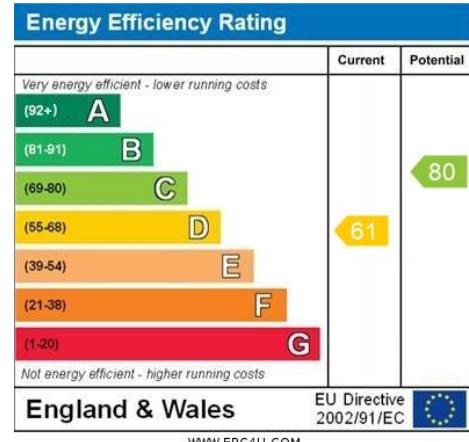
10' 48" x 12' 19" (4.27m x 4.14m) BEDROOM WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW



SHOWER ROOM

8' 14" x 8' 59" (2.79m x 3.94m) SHOWER ROOM WITH WC, WASH HAND BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER, MODERN CLAD WALLS





• EPC	D
• PETS	NO
• RISK OF FLOODING	NO
• PARKING AVAILABLE	ON ROAD PARKING
• ACCESS OR MOBILITY LIMITATIONS	NO
• BROADBAND AVAILABLE	NO
• MONTHLY RENT [HOW OFTEN ITS PAID]	£550.00 MONTHLY
• TENANCY LENGTH	6 MONTHS INITIALLY
• COUNCIL TAX BAND	BAND A
• DEPOSIT AMOUNT	£634.00
• HOLDING DEPOSIT AMOUNT	£126.92
• UTILITIES INCLUDED	NO
• WHO IS RESPONSIBLE FOR PAYING BILLS	TENANT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements